

Absent: 2 - Board Member Buendia and Board Member Villegas

Vacancies: 1 - Board Member Adame

Attachments: [SUPPORTING DOCUMENT](#)

3. Consideration of an Agreement with Colantuono & Levin P.C. to provide legal counsel services to the Oversight Board of the Successor Agency to the Community Development Commission of the City of Huntington Park. (13-0852)

On motion of Board Member Fontanez, seconded by Vice Chair Duarte, unanimously carried (Board Member Buendia and Villegas being absent, and County Appointee being vacant), the Board approved an Agreement to retain Colantuono & Levin, P.C. to provide legal services to the Oversight Board and authorize the Chairperson of the Oversight Board for the Successor Agency to the Community Development Commission of the City of Huntington Park to execute the Agreement.

Attachments: [SUPPORTING DOCUMENT](#)

4. Adopt a Resolution approving an administrative budget for the Successor Agency for the six-month period of July 1, 2013 - December 31, 2013. (13-0854)

Julio Morales, Finance Director, provided an overview of the Administrative Budget for the period of July 1, 2013 through December 31, 2013 and added that the amount listed were the same as the previous approved budget.

Board Member Verches voiced concerns regarding the connection between the staffing and hours listed in relation to the projects listed on the Recognized Obligation Payment Schedule (ROPS).

Board Member Fontanez questioned if the staffing hours listed on the Administrative Budget were actual hours. Mr. Morales clarified that they were not actual hours.

Vice Chair Duarte commented that the actual staffing hours were a lot more than what are being listed on the Budget.

Mr. Morales stated that he will work on listing the actual staffing hours for future presentations.

On motion of Board Member Fontanez, seconded by Vice Chair Duarte, duly carried by the following vote, the Board adopted a Resolution approving

an administrative budget for the Successor Agency for the six month period of July 1, 2013 - December 31, 2013:

Ayes: 4 - Board Member Fontanez, Board Member Verches,
Vice Chair Duarte and Chair Guerrero

Absent: 2 - Board Member Buendia and Board Member Villegas

Vacancies: 1 - Board Member Adame

Attachments: [SUPPORTING DOCUMENT](#)

5. Adopt a Resolution of the Successor Agency to the Community Development Commission of the City of Huntington Park approving a Recognized Obligation Payment Schedule ("ROPS 13-14A") for the period of July 1, 2013 through December 31, 2013, in order to comply with Section 34177 of the Health and Safety Code. (13-0627)

This item was taken out of order.

Julio Morales, Finance Director, provided an overview of the Recognized Obligation Payment Schedule (ROPS 13-14A) and noted that the Department of Finance (DOF) locked the Prior ROPS Line Items on the new template to allow the amounts and line number to stay the same.

Vice Chair Duarte requested clarification regarding Line Item 27: Project Name: Arbitrage Rebate Payment and why it did not appear on previous ROPS. Mr. Morales clarified that the first payment is not due until 2014, so it did not appear on previous ROPS. He added that progress payments could also be paid along the way. He also stated that he spoke with the DOF and does not expect the line item to be denied.

Chair Guerrero requested clarification on line items relating to the Carmelita Project and a pending eviction. Mr. Morales stated that there is one existing tenant that has not removed their property and the staff dealing with the relocation has not been successful in getting him to acknowledge the notices.

Board Member Verches questioned whether the requested Administrative Budget should be the maximum amount when the Successor Agency does not have the resources to cover the expenses.

Ms. Highsmith clarified that the Successor Agency is entitled to a limited amount so they should always request it and that the Oversight Board has the authority to minimize it. She added that the Successor Agency can request a loan from the

City and list the loan on the next ROPS.

On motion of Board Member Fontanez, seconded by Board Member Verches, unanimously carried (Board Member Buendia and Villegas being absent, and County Appointee being vacant), the Board adopted a Resolution of the Successor Agency to the Community Development Commission of the City of Huntington Park approving a Recognized Obligation Payment Schedule (“ROPS 13 14A”) for the period of July 1, 2013 through December 31, 2013, in order to comply with Section 34177 of the Health and Safety Code.

Attachments: [SUPPORTING DOCUMENT](#)

IV. REPORT

6. Update on Successor Agency Owned Properties. (13-0619)

This item was taken out of order.

Julio Morales, Finance Director and Manual Acosta, Housing and Community Development Manager, provided an update on the following Successor Agency Owned Properties:

- (1) 6908 Rugby Avenue Parking Lots
- (2) Heritage Plaza
- (3) Carmelita Property
- (4) Southland Steel

Mr. Acosta added that the Department of Finance (DOF) has not provided a process for disposition of properties and Successor Agency staff is seeking guidance from the Oversight Board and legal counsel on how to proceed. (Board Member Verches arrived at 4:46 p.m.)

Mr. Acosta stated that they have received preliminary appraisals and provided additional detail regarding the Heritage Plaza and Southland Steel properties.

Vice Chair Duarte requested clarification regarding the zoning of Southland Steel. Mr. Acosta clarified that the Southland Steel property is currently zoned for manufacturing and the City is considering changing it to commercial because it would change the value of property. Mr. Morales added that the City faces financial strains and if it is zoned retail commercial services, it will generate sales tax for the City, County and State as opposed to just a warehouse which would only generate property tax.

Teresa Highsmith, Oversight Board Legal Counsel, reiterated that the DOF did not articulate a disposal method of properties and they are expecting the Successor Agency to decide on the method.

Vice Chair Duarte and Board Member Verches voiced concerns with Successor Agency staff engaging in conversations with property owners prior to having a Long Range Property Management Plan (LRPMP). Mr. Morales ensured that Board that the only conversation with the Heritage Park property owner was to inform them of the process and that the property would be sold.

Board Member Verches stressed the importance of ensuring that the public-at-large has the opportunity to bid and compete for the properties and that no pre-discussions are taking place.

Mr. Morales stated that he would have the appraisals for all four properties by the next Board meeting.

By Common Consent, there being no objection (Board Member Buendia and Board Member Buendia being absent and County Appointee being vacant), the Board received and filed the report.

V. MISCELLANEOUS

7. Matters not on the posted agenda (to be presented and placed on the agenda for a future meeting). (13-0623)

There was none.

8. Public Comment (Opportunity for Members of the Public to Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (13-0624)

There was none.

9. Chair and Board Member Comments. (13-0625)

The Board agreed to cancel the Regular Meeting of March 13, 2013 and will schedule a Special Meeting on March 20, 2013 at 4:00 p.m.

10. Adjournment of the Special Meeting of February 20, 2013. (13-0626)

The meeting was adjourned at 6:01 p.m. The next Special Meeting is scheduled for March 20, 2013 at 4:00 p.m.